

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-13	MEDFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	BRANTWOOD HOLDINGS LLC			
Owner 2:				
Owner 3:				
Street 1:	7 MEDFORD ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	SACCO RICHARD A TR -		
Owner 2:	TR OF R A SACCO REALTY TR -		
Street 1:	350 MASS AVENUE, S-168		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 11,574 Sq. Ft. of land mainly classified as Movie with a Theater Building built about 1900, having primarily Brick Exterior and 15936 Square Feet, with 12 Units, 0 Bath, 0 3/4 Bath, 11 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
362	Movie		11574		Sq. Ft.	Site		0	43.25	1.83	CG									915,593						915,600	

Total AC/HA:	0.26570	Total SF/SM:	11574	Parcel LUC:	362	Movie	Prime NB Desc:	COMM GD	Total:	915,593	Spl Credit	Total:	915,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
362	11574.000	973,500		915,600	1,889,100		31968
							GIS Ref
							GIS Ref
Total Card	0.266	973,500		915,600	1,889,100	Entered Lot Size	
Total Parcel	0.266	973,500		915,600	1,889,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		118.54	/Parcel: 118.5	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	362	FV	977,800	0	11,574.	899,700	1,877,500	1,877,500	Year End Roll	12/18/2019	PRINT	
2019	362	FV	926,600	0	11,574.	846,800	1,773,400	1,773,400	Year End Roll	1/3/2019		Date
2018	362	FV	926,600	0	11,574.	740,900	1,667,500	1,667,500	Year End Roll	12/20/2017	12/10/20	18:58:41
2017	362	FV	926,600	0	11,574.	582,200	1,508,800	1,508,800	Year End Roll	1/3/2017		
2016	362	FV	926,600	0	11,574.	582,200	1,508,800	1,508,800	Year End	1/4/2016	LAST REV	
2015	362	FV	906,200	0	11,574.	529,200	1,435,400	1,435,400	Year End Roll	12/11/2014	Date	Time
2014	362	FV	906,200	0	11,574.	529,200	1,435,400	1,435,400	Year End Roll	12/16/2013	10/09/19	12:29:29
2013	362	FV	906,200	0	11,574.	529,200	1,435,400	1,435,400		12/13/2012	app	

## SALES INFORMATION

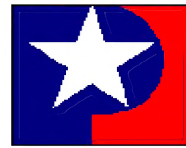
[illegible]

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
4/13/2016	447	Renovate	40,000					CEILING ENTRY AND
3/16/2016	287	Manual	87,816					Repair Brick Facad
6/10/2015	647	Re-Roof	29,200					
5/5/2015	445	Demoliti	4,800					
8/11/2014	967	Heat App	5,000					
1/15/2014	36	Manual	29,000	C				
11/5/2010	2258	Re-Roof	4,500					REPAIR ROOF
6/4/2007	406	Manual	2,500			G9	GR FY09	repair cast stone
11/16/2005	1067	Add Bath	75,000	C		G7	GR FY07	MENS & LADIES RMS
8/20/2005	753	Manual	10,000					ELEVATOR ENCLOSURE

### ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2019	I & E Return	JO	Jenny O
11/10/2018	MEAS&NOTICE	HS	Hanne S
6/22/2015	Permit Insp	PC	PHIL C
6/1/2015	Permit Insp	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
3/12/2009	Meas/Inspect	197	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
4/13/2000	Info At Door	197	PATRIOT
3/1/1990		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		___/___/___



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	31968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

